145.0	0009	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	739,000	/	739,000
USE VALUE:	739,000	/	739,000
ASSESSED:	739,000	/	739,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
729		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMERS JAMES R &
Owner 2:	GUNASEKERA NEELANGI A
Owner 3:	
Street 1:	729 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476-7928 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY MARY B/ LIFE ESTATE -
Owner 2:	DOHERTY CHRISTOPHER & BRIAN TR -
Street 1:	5 WOODSIDE ROAD
Twn/City:	TOPSFIELD
St/Prov:	MA Cntry:
Postal:	01983

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Brick Exterior and 1896 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	230,200		508,800	739,000
Total Card	0.165	230,200		508,800	739,000
Total Parcel	0.165	230,200		508,800	739,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.77 | /Parcel: 389.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
95603			11/11/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0009-0001.0

!11389!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,000	0	7,200.	508,800	738,800	738,800	Year End Roll	12/18/2019
2019	101	FV	181,800	0	7,200.	477,000	658,800	658,800	Year End Roll	1/3/2019
2018	101	FV	181,800	0	7,200.	394,300	576,100	576,100	Year End Roll	12/20/2017
2017	101	FV	181,800	0	7,200.	362,500	544,300	544,300	Year End Roll	1/3/2017
2016	101	FV	181,800	0	7,200.	330,700	512,500	512,500	Year End	1/4/2016
2015	101	FV	177,100	0	7,200.	324,400	501,500	501,500	Year End Roll	12/11/2014
2014	101	FV	177,100	0	7,200.	301,500	478,600	478,600	Year End Roll	12/16/2013
2013	101	FV	208,300	0	7,200.	286,800	495,100	495,100		12/13/2012

PRINT	
Date	Time
12/11/20	01:33:58

LAST REV	
Date	Time
09/20/19	08:58:18
mmcmakin	
11389	

USER DEFINED

Prior Id # 1:	95603
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY MARY B/	59344-335		6/21/2012		435,000	No	No		
DOHERTY MARY B,	32123-30		12/11/2000	Family	1	No	No		
O FLAHERTY MARY	13488-387		7/16/1978	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2018	137	Redo Kit	34,000	C				
8/29/2012	1080	Manual	3,560					REPAIR CRACKED VAL

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2012	MLS	EMK	Ellen K
11/11/2008	Meas/Inspect	163	PATRIOT
12/14/1999	Inspected	264	PATRIOT
12/2/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	80.	0.88	9									508,798						508,800	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	508,798	Spl Credit		Total:	508,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	RED BRICK
View / Desir:	

BATH FEATURES

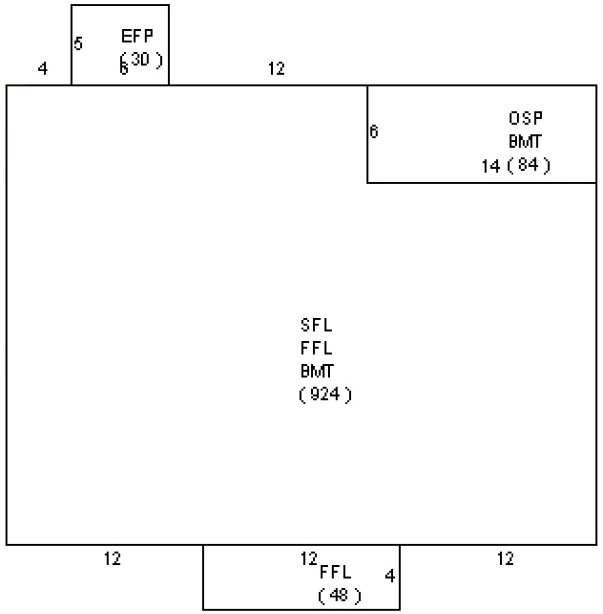
Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	46.27	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20379746
Const Adj.:	1.05987215
Adj $ / SQ:	159.484
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428457
Depreciation:	198247
Depreciated Total:	230210

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.48
Special Features:	0	Val/Su Net:	76.28
Final Total:	230200	Val/Su SzAd	121.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	47.850	48,228
FFL	First Floor	972	159.480	155,018
SFL	Second Floor	924	159.480	147,363
OSP	Screen Porch	84	42.140	3,540
EFP	Enclos Porch	30	76.950	2,308

Net Sketched Area:	3,018			Total:	356,457
Size Ad	1896	Gross Are	3018	FinArea	1896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: